



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

April 4, 2011
1104-DP-03 & 1104-SIT-02
Exhibit 1

Petition Number: 1104-DP-03 & 1104-SIT-02

Subject Site Address: 17397 Oak Ridge Road

Petitioner: Automatic Pool Covers, Inc.

Representative: Tim Jensen – American Structurepoint, Inc.

Request: Automatic Pool Covers, Inc. requests a Development Plan and Site Plan review for a proposed building located in the Custom Commerce Park PUD District on approximately 8.5 acres.

Current Zoning: Custom Commerce Park PUD District

Current Land Use: Vacant

Approximate Acreage: 8.5 acres

Zoning History: 0307-PUD-05 – Original Custom Commerce Park PUD (Ord. 03-29)
1101-PUD-03 – Amendment to Ord. 03-29 (Ord. 11-05)

Exhibits: 1. Staff Report
2. Aerial Location Map
3. Petitioner's Plans

Staff Reviewer: Andrew Murray

Procedural

- Requests for a Development Plan Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the April 4, 2011 Advisory Plan Commission (the "APC") meeting.
- Notice of the April 4, 2011 public hearing was provided in accordance with the APC Rules and Procedure.

Petition History

This petition appeared before the Technical Advisory Committee on March 22, 2011, and is scheduled to receive a public hearing at the April 4, 2011 APC meeting.



Project Overview

Project Location

The subject property is 8.5 acres located in Custom Commerce Park at 17397 Oak Ridge Road (the "Property"). The Property is located approximately a quarter of a mile south of State Road 32, abutting Oak Ridge Road to the west, the Midland Trace Trail to the north, and the Monon Trail to the east. The Property is currently zoned Custom Commerce Park PUD, with the underlying zoning district being Enclosed Industrial (EI).

Project Description

The proposed development plan is for a 50,557 square-foot building that will be the location of the national headquarters for Automatic Pool Covers, Inc (the "Project"). The development proposal includes a 50,000 square foot addition to the East face of the primary structure, as well as a 6,960 square-foot future storage yard located on the North face of the primary structure. The primary building material is textured, pre-cast concrete. The building materials for the entrance to the structure are composite, metal wall panels, glass in an aluminum wall framing, and EIFS to match the color of the pre-cast concrete.

Custom Commerce Park PUD Standards (Ord. 03-29, Ord. 11-05)

Section 4. Permitted Uses

Assembly Operation of Pre-Manufactured Parts and Components – Compliant

Section 5. Development Standards and Architectural Design

A. Minimum Lot Area – 43,560 square feet (one acre)

372,743 square feet (8.5 acres) – Compliant

B. Minimum Lot Frontage – Not less than 70 feet

400 feet – Compliant

C. Minimum Setback Lines – Front (≥80 feet), Side (≥20 feet), Rear (≥20 feet)

Front – 100 feet – Compliant

Side – 20 feet – Compliant

Rear – 20 feet – Compliant



- D. Maximum Building Height – 35 feet – Compliant
- E. Minimum Ground Square Footage – none
- F. Parking – see below WC 16.04.165 - Compliant
- G. Loading and Unloading Berths – 1 berth per 40,000 sq. ft – 2 - Compliant
- H. Building Materials – textured, pre-cast concrete - Compliant
- I. Storage Yard (Ord. 11-05)

Adjacent to primary structure, located in side yard – Compliant

Opaque wall – Compliant

Chain link fence or variation prohibited - Compliant

Landscaping- Staff is working with the petitioner to meet compliancy

Travel lanes are hard surfaced with asphalt or concrete – Compliant

Dumpsters - Compliant

Section 6. Landscaping

A1. 400' buffer at 25' width along Oak Ridge Road

Evergreen Requirement – 28

19 Evergreen trees counted (Abi-c, Pic-o, Pin-s)

6 Ornamental trees counted (Mal-x, Cra-c, Cer-c)

Staff is working with the petitioner to meet compliancy.

Shade Requirement – 8 – Compliant

A2. Trees are being preserved in accordance to the PUD ordinance.



WC 16.04.165 C Development Plan Review

1. Zoning District Standards

B. Enclosed Industrial (EI) Development Standards, *WC 16.04.060,B*

B1-B8. Applied through Custom Commerce Park PUD Ordinance, see Section 5.

B9. Parking (WC 16.04.120)

1. One loading berth per 40,000 sq. ft – 2 berths – Compliant

2e. 10' by 20' parking spaces – Compliant

2f. Access – Compliant

2g. Surfacing – Compliant

2j. Required spaces- 25 – Compliant

2. Overlay District Standards

S.R. 32 Overlay (WC 16.04.075) – N/A

S.R. 32 Landscape Overlay (WC 16.04.077) – N/A

US 31 Overlay (WC 16.04.070) – N/A

3. Subdivision Control

Custom Commerce Park has been platted under case number 1102-SFP-01 and complies with all applicable subdivision requirements.

4. Development Plan Review (WC 16.04.165)

D4a. Site Access and Site Circulation

1. Access Locations – The entrance to the site has been reviewed and approved by the Westfield Public Works Department, and it will be located directly across from Pine Ridge Drive along Oak Ridge Road.



2. Safe and Efficient movement to and from site

Staff is working with the petitioner to include the required 8' path along Oak Ridge Road.

3. Safe and efficient movement in and around site – Compliant

D4b. Landscaping (WC 16.06.et seq)

WC 16.06.040 – General Landscape Design Standards

A. Consultation - Compliant

B. Scale and Nature - Compliant

C. Clearance - Compliant

D. Materials - Compliant

E. Line of Sight – N/A

F. Energy Conservation - Compliant

G. Noise Reduction - Compliant

H. Inert material identified - Compliant

I. Dumpsters

6 feet high opaque fence – Compliant

J. Heating and Cooling Facilities

Staff is currently working with the petitioner to ensure proper screening.

K. Softening of Walls and Fences

Staff is currently working with the petitioner to meet compliancy.

L. Detention/Retention Ponds

Staff is currently working with the petitioner to meet compliancy.

WC 16.06.050 – On-site and Street Frontage Requirements

A1. Yards, setbacks, and green space areas are landscaped - Compliant



A2. Total on-site planting requirements

43 Shade Trees = $(5) \times (8.6 \text{ acres})$

33 Shade trees counted

Staff is working with the petitioner to meeting the on-site planting requirement.

43 Evergreen/Ornamental Trees = $(5) \times (8.6 \text{ acres})$

57 Evergreen/Ornamental trees counted - Compliant

215 Shrubs = $(25) \times (8.6 \text{ acres})$

319 Shrubs counted - Compliant

A3. N/A

A4. N/A

A5. Trees are planted in groups – Compliant

A6. N/A

A7. Compliant

B1. N/A

B2. Road Frontage Standards

8 shade trees along road frontage - Complaint



WC 16.06.060 - North Side Buffer

B. 40' buffer requirement

C. Plantings

Evergreen Tree Requirement (Abi-c, Pic-o, Pin-s) – 23

15 Evergreen trees counted

Staff is currently working with the petitioner to meet the Evergreen Tree requirement.

Evergreen Shrub Requirement (Ile-x, Ile-m, Jun-v) – 115

41 Evergreen shrubs counted (Note: Myr-p is a deciduous shrub.)

Staff is currently working with the petitioner to meet the Evergreen Shrub requirement.

WC 16.06.070 – Parking Area Landscaping

A1. Interior Parking Lot Landscaping

- Number of Parking Spots = 80
- 16,000 square feet of parking area
- Percentage of Vehicular Use Area = 10%
- $(16,000 \text{ sq. ft}) * (10\%) = 1,600 \text{ square feet of parking islands required}$

3,275 square feet of parking islands – Compliant

A2e. 1 tree and four shrubs per parking lot island

Staff is currently working with the petitioner to meet the Parking Area Landscaping requirement.

D4c. Lighting (WC 16.07.010)

E1. Fully shielded and directed downward – Compliant

E2. Directed away from reflective surfaces – Compliant

E3. Directed away from adjacent property/ROW – Compliant



E4. Pole height – 25' – Compliant

E5. Building Code – Compliant

F1. Fixture positioning – Compliant

F2. Foot-candle reading at northern boundary can't exceed 0.5

Staff is currently working with the petitioner to meet compliancy.

F3. Shield, reflector, non-protruding diffuser – Compliant

F4. Canopy structures – N/A

D4d. Signs

Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.

D4e. Building Orientation

1. Finished façade – Compliant

2. Loading spaces not visible to Residential District – Compliant

3. Outside storage – permitted in the Custom Commerce Park PUD Ord. – Compliant

4. Mechanical Equipment – Completely enclosed – Staff is working with the petitioner to meet compliancy.

D4f. Building Materials

1. Brick or masonry material

Pre-Cast Concrete - Compliant

2. Multiple Colors, textures, addition of architectural elements

Textured Pre-Cast Concrete – Compliant



3. Primary exterior material shall be 60% of wall area (exclusive of window and doors)

Pre-Cast Concrete > 60% of wall area – Compliant

5. Comprehensive Plan Compliance

The Property is classified as a business park land use (Custom Commerce Park), according to the Land Use Classifications in the 2007 Westfield-Washington Township Comprehensive Plan. The industrial use is an appropriate land use according to the recommended development policies for business parks found in the Comprehensive Plan. The proposed plans are in compliance with the Comprehensive Plan.

6. Street and Highway Access

The entrance to the site has been reviewed and approved by the Westfield Public Works Department, and it will be located directly across from Pine Ridge Drive along Oak Ridge Road.

7. Street and Highway Capacity

There is sufficient capacity to safely and efficiently accept traffic through adjacent roads and highways of the proposed site.

8. Utility Capacity

There is sufficient capacity and availability of utilities to accommodate the Project.

9. Traffic Circulation Compatibility

The entrances, streets, and internal traffic circulation facilities in the Project are compatible with existing and planned streets and adjacent developments.



Public Policy

Comprehensive Plan – Feb 2007

See Comprehensive Plan discussion above under “Development Plan Review (WC 16.04.165)”.

Westfield Thoroughfare Plan

The Westfield-Washington Township Thoroughfare Plan (the “Thoroughfare Plan”) roadway classification map identifies the impacted segment along Oak Ridge Road as a “Secondary Arterial” and recommends a sixty (60) foot half right-of-way. The Thoroughfare Plan further recommends an eight (8) foot asphalt path within the right-of-way. Staff is currently working with the petitioner to indicate this path in the submitted plans for review.

Park & Recreation Master Plan – Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community’s existing parks and trails. The Property is adjacent to the Monon Trail and the Midland Trace Trail. The City of Westfield will continue to expand on existing trails in the future.

Water & Sewer System – Aug 2005

The Property is currently served by water and sewer.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection – Ord. 05-31

The Property is not within a wellhead protection area.



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Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 379-9080 or amurray@westfield.in.gov.